

FOR SALE OR LEASE



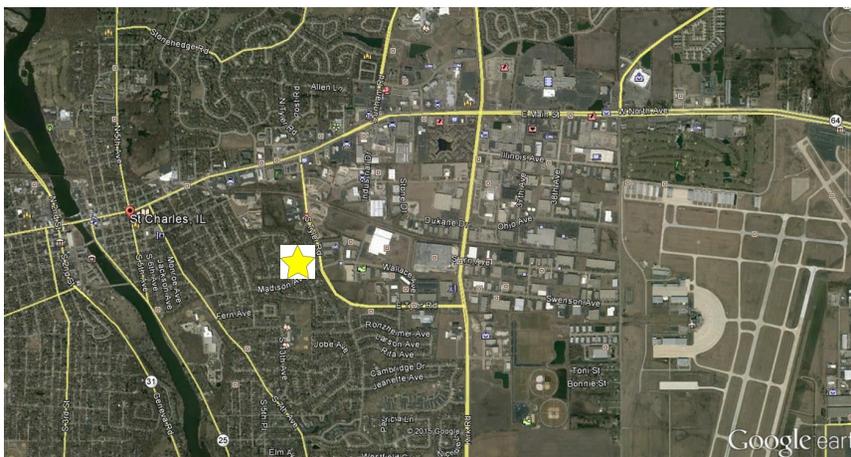
Real Estate Brokerage &
Asset Management

525 Tyler Road, St. Charles IL

Flex Space Condominium
2,779 +/- sf
Offered at \$225,000
or \$12.50/SF Gross Lease

PINs: 09-23-378-013
Current Use: Office/Warehouse
Location: Tyler Road, just south of
Main Street (IL Rte 64)
Zoning: M-2 zoning district of St. Charles

- ◆ Unit L1&2 consists of 2,779 sf and is built out with approximately 1,129 +/- sf of office area including a 2nd floor loft space, 1,650 +/- of warehouse space, separate exterior entrances, one dock entrance and one high overhead door. Great space for business that needs warehouse with a convenient location. Offered at \$225,000.
- ◆ Currently separate units, but will combine.
- ◆ Located close to restaurants, shops and other amenities.



For more information please contact:
Jace Murray 630.513.2605 or visit www.murraycommercial.com

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Lower Office Area L2



Loft Office Area L2

Great opportunity for any business looking to combine front office support with warehouse storage. Approximately 1,129 +/- SF of office combined with 1,650 +/- SF of warehouse with 14'6" of clear height. Perfect for:

- Electricians
- Plumbers
- General Contractors
- Carpenters
- Roofing Contractors
- Import/Export
- Distribution
- Web Based Retailers
- Printers
- Custom Fabricators
- Light Manufacturing
- And many others...



1,650 SF +/- Warehouse



Two Dock Doors—One Traditional Loading

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